

O:\Projects\Hearndon\HEA023 - Smithfield 58 acres\Cadd\Prelim\Smithfield Illustrative 1-13-15.dwg, Plotted By: ergalvin, Plotted: Jan 13, 2015 - 9:28am

# Cary St., Smithfield Conceptual Master Plan

Smithfield, Virginia

May 1, 2014, rev. December 19, 2014

## SITE DATA:

Total Parcel Size: +/-58 a.c.  
Current Zoning: C-C Community Conservation

Proposed Zoning: DN-R Downtown Neighborhood Residential  
and 1+/-Ac to be zoned to Downtown for  
future commercial growth

Max Density: 5 du/ac  
Min Lot area: 6,000 s.f.  
Min Lot Width: 50'  
Building Height: 35' Max  
Setbacks:  
Front: 25'  
Side: 10'  
Corner: 20'  
Rear: 25', 5' for Accessory Use

Open Space Required: 10% (5% active)  
Buffers: 40' buffer req. adjacent to Route 10

## Proposed Development:

Lots Provided:  
60'x110' -  
Total Lots Provided: 152 Lots  
Density: 2.6 du/ac

## Location Map

